

Interim and Supportive Housing Ordinance (ISHO) Summary

ZONING		DOMESTIC VIOLENCE SHELTERS	EMERGENCY SHELTERS	ACCESSORY SHELTERS	APARTMENT HOUSES	TEMPORARY MOTEL CONVERSIONS ¹
AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES	A-1	SPR	SPR ²	SPR	-	-
	A-2	SPR	SPR ²	SPR	-	-
	0-S	-	-	-	-	SPR
	R-R	-	-	-	-	SPR
	W	-	-	-	-	-
RESIDENTIAL ZONES	R-A	SPR	-	SPR	-	SPR
	R-1	-	-	SPR	-	SPR
	R-2	SPR	SPR ³	SPR	SPR ^{4, 5, 6} / CUP	SPR
	R-3	SPR	SPR	SPR	SPR	SPR
	R-4	SPR	SPR	SPR	SPR	SPR
	R-5	SPR	SPR	SPR	SPR	SPR
COMMERCIAL ZONES	C-H	SPR	SPR	SPR	SPR ^{4, 5, 6} / CUP	SPR
	C-1	SPR	SPR	SPR	SPR ^{4, 5, 6} / CUP	SPR
	C-2	SPR	SPR	SPR	SPR ^{4, 5, 6} / CUP	SPR
	C-3	SPR	SPR	SPR	SPR ^{4, 5, 6} / CUP	SPR
	C-M	SPR	SPR	SPR	SPR ^{5, 6} / CUP	SPR
	C-MJ	SPR	SPR	SPR	SPR ^{4, 5, 6} / CUP	SPR
	C-R	-	-	SPR	-	SPR
INDUSTRIAL ZONES	M-1	SPR	SPR	SPR	-	SPR ⁷
	M-1.5	SPR	SPR	SPR	-	SPR ⁷
	M-2	SPR	SPR	SPR	-	SPR ⁷
	M-2.5	CUP	CUP	CUP	-	
RURAL ZONES	C-RU	SPR	SPR	SPR	-	SPR
	MXD-RU	SPR	SPR	SPR	SPR ^{4, 5, 6} / CUP	SPR
MIXED USE	MXD	SPR	SPR	SPR	SPR	SPR

NOTE: cells highlighted in yellow were added as part of the Interim and Supportive Housing Ordinance.

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1. Use permitted on lots outside of the Very High Fire Hazard Severity Zone as depicted in the General Plan, in its entirety. Use may also be subject to Chapter 22.166 (Housing Permits).
2. Use permitted on lots of one-half acre or more that are within one-half mile of a transit stop and outside of: 1) an Agriculture Resource Area, as depicted in the General Plan, in its entirety; 2) Coastal Zone, as defined in Division 2 (Definition), in its entirety; 3) Threatened and Endangered Species Critical Habitats as determined by the United States Fish and Wildlife Service; 4) Significant Ecological Areas, as depicted in the General Plan, in its entirety; 5) Very High Fire Hazard Severity Zone as depicted in the General Plan, in its entirety; and 6) the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an Airport Influence Area, as depicted in the General Plan, in its entirety. For the purposes of these criteria, "transit stop" includes all existing rail and bus stations and stops.
3. Use permitted only when converting from an existing, legally-built hotel, motel, or youth hostel on lots outside of the Very High Fire Hazard Severity Zone, as depicted in the General Plan, in its entirety, subject to Chapter 22.186 (Site Plan Review, Ministerial).
4. The lot shall be: 1) outside of a Very High Fire Hazard Severity Zone, as depicted in the General Plan, in its entirety; 2) outside of the Coastal Zone, as defined in Division 2 (Definition), in its entirety; 3) outside of a Significant Ecological Area, as depicted in the General Plan, in its entirety; 4) outside of a Hillside Management Area, as depicted in the General Plan, in its entirety; 5) outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an Airport Influence Area, as depicted in the General Plan, in its entirety; 6) served by a public water system; 7) served by a public sewer system; and 8) fronting a highway or a public street.
5. Where use is subject to Section 22.128.200 (Supportive Housing Streamlining) and Chapter 22.166 (Housing Permits).
6. Use permitted on lots outside of the Very High Fire Hazard Severity Zone, as depicted in the General Plan, in its entirety, and where use is subject to Section 22.130.200 (Motel Conversions, Permanent) and Chapter 22.166 (Housing Permits).
7. Only when converting to emergency shelter.

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Shelters

Shelters are temporary housing where people can stay up to six months. They can be publicly- or privately- funded. If services are provided on-site, they are part of the shelter use (they do not need to be reviewed as a separate use).

	Domestic violence shelters	Emergency shelters	Accessory shelters Government or a nonprofit organization may establish an accessory shelter on a property with an existing nonresidential use if the property is owned or leased by the government or a nonprofit, or the accessory shelter will be operated by the government or a nonprofit.
Development Standards	<ul style="list-style-type: none"> • Parking: One space per employee during peak shift. • Outdoor lighting shall be shielded and focused away from all adjoining properties. • On-site management (defined below) shall be provided at all times for shelters with more than 5 occupants. 		
	*On-site management shall be at least one person employed to oversee the shelter.		*On-site management shall be at least one person (either the property owner or a person appointed by the property owner to oversee the accessory shelter).
Waiver or modification of development standards	<p>If the shelter is proposed within an existing, legally-built building, the applicant may request to waive or modify development standards, and:</p> <ul style="list-style-type: none"> • If there is no enlargement of the building proposed, the waiver or modification shall be granted. • If there is an enlargement proposed, the waiver or modification shall be granted unless one of three findings (22.140.180.F.2.a-c) is made. 		
Site Plan Review application review, procedures and fees	<ul style="list-style-type: none"> • The applicant shall be notified within 30 days of receipt of the application if the application is incomplete. • A decision shall be made within 60 days after the application is deemed complete. • An applicant may request an exemption from planning and zoning fees. 		

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Transitional housing and supportive housing

Transitional housing is temporary housing. Supportive housing is permanent affordable housing. Both of the housing types include supportive services (off-site or on-site). The supportive services are part of the use and do not need a separate review. These housing types shall be considered residential uses subject only to those restrictions that apply to other dwellings of the same type in the same zone. For example, a supportive housing development in the form of an apartment house shall be reviewed simply as an apartment house.

Transitional housing	Transitional housing sometimes takes the form of units, but sometimes is arranged in a dormitory-like layout. Both options are affirmed in the definition of transitional housing.
	Transitional housing is exempted from the “Roomer’s Rule” (the limit of four or fewer renters imposed on single-family residences). The occupancy maximum for transitional housing in single-family residences will be dictated by the Building Code.
	<p>Permanent motel conversions. ISHO provides additional pathways for ministerial review of transitional housing if the project is an existing hotel, motel or youth hostel converting to transitional housing outside of a Very High Fire Hazard Zone and the following requirements are met:</p> <ul style="list-style-type: none"> • The number of units shall be at least equal to the number of hotel, motel or youth hostel rooms, except where a reduction in the number of rooms is necessary to create common areas and supportive services required • All units, exclusive of any manager’s unit(s), shall be restricted to lower income households and transitional housing for 55 years • Supportive services. Projects shall provide designated areas for on-site supportive services that are limited to tenant use, including without limitation, community rooms, case management offices, computer rooms and community kitchens, as follows: <ul style="list-style-type: none"> ○ Projects with 20 or fewer units, exclusive of any manager’s unit(s) and density bonus units, shall designate a minimum of 90 square feet of the floor area for on-site supportive services ○ Projects with 21 or more units, exclusive of any manager’s unit(s) and density bonus units, shall designate a minimum of 3% of the total nonresidential floor area for on-site supportive services. • Supportive services plan. Projects shall submit documentation of a supportive services plan, which includes without limitation, the entity providing supportive services, the supportive services funding source, and supportive services staffing levels. • All units, exclusive of any manager’s unit(s), shall include at least one bathroom and a kitchen or other cooking facilities, including at a minimum, a stovetop, a sink, and a refrigerator. • If the operating subsidy is terminated through no fault of the project owner, the project owner can request a reduction in the number of transitional housing units. This process requires an Administrative Housing Permit and the project owner must submit documentation described in 22.130.260.B. <p><u>Site Plan Review application.</u> The application shall be reviewed within 120 days.</p>

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Supportive housing streamlining	Requirements	<ul style="list-style-type: none"> • All units, exclusive of any manager's unit(s) and density bonus units, shall be restricted to lower income households • Supportive housing units <ul style="list-style-type: none"> ○ Projects with 11 or fewer units, exclusive of any manager's unit(s) and density bonus units, shall be restricted to supportive housing. ○ Projects with 12 or more units, exclusive of any manager's unit(s) and density bonus units, shall be restricted to a minimum of 25% of the units or 12 units, whichever is greater, for supportive housing • The units shall be affordable and restricted to supportive housing for 55 years • The project shall be publicly funded, or the applicant shall have applied for, or shall intend to apply for, public funding • Supportive services. Projects shall provide designated areas for on-site supportive services that are limited to tenant use, including without limitation, community rooms, case management offices, computer rooms and community kitchens, as follows: <ul style="list-style-type: none"> ○ Projects with 20 or fewer units, exclusive of any manager's unit(s) and density bonus units, shall designate a minimum of 90 square feet of the floor area for on-site supportive services ○ Projects with 21 or more units, exclusive of any manager's unit(s) and density bonus units, shall designate a minimum of 3% of the total nonresidential floor area for on-site supportive services. • Supportive services plan. Projects shall submit documentation of a supportive services plan, which includes without limitation, the entity providing supportive services, the supportive services funding source, and supportive services staffing levels. • All units, exclusive of any manager's unit(s), shall include at least one bathroom and a kitchen or other cooking facilities, including at a minimum, a stovetop, a sink, and a refrigerator. • If the operating subsidy is terminated through no fault of the project owner, the project owner can request a reduction in the number of transitional housing units. This process requires an Administrative Housing Permit and the project owner must submit documentation described in 22.128.270.B.
	Parking	<ul style="list-style-type: none"> • Unless a greater parking reduction is provided through a density bonus, no parking shall be required for the supportive housing units, if the project is located within ½ mile of a public transit stop.
	SPR application review and procedure	<ul style="list-style-type: none"> • The applicant shall be notified whether the application is deemed complete within 30 days of receipt of the application. • Projects must be reviewed within 60 days for projects that include 50 or fewer units, and 120 days for projects with more than 50 units.

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Temporary Motel Conversions

<p>Temporary conversion to Emergency Shelter</p>	<p>Requirements:</p> <ul style="list-style-type: none"> • Must be an existing, legally-built hotel, motel or youth hostel. • The project must operate as an emergency shelter for a minimum of 10 years, maximum 20 years. • The conversion cannot include an enlargement of the building.
<p>Temporary conversion to transitional housing</p>	<p>Requirements:</p> <ul style="list-style-type: none"> • Must be an existing, legally-built hotel, motel or youth hostel. • The project must operate as transitional housing for a minimum of 10 years, maximum 20 years. • The conversion cannot include an enlargement of the building. • Supportive services. Projects shall provide designated areas for on-site supportive services that are limited to tenant use, including without limitation, community rooms, case management offices, computer rooms and community kitchens, as follows: <ul style="list-style-type: none"> ○ Projects with 20 or fewer units, exclusive of any manager's unit(s) and density bonus units, shall designate a minimum of 90 square feet of the floor area for on-site supportive services ○ Projects with 21 or more units, exclusive of any manager's unit(s) and density bonus units, shall designate a minimum of 3% of the total nonresidential floor area for on-site supportive services. • Supportive services plan. Projects shall submit documentation of a supportive services plan, which includes without limitation, the entity providing supportive services, the supportive services funding source, and supportive services staffing levels. • All units, exclusive of any manager's unit(s), shall include at least one bathroom and a kitchen or other cooking facilities, including at a minimum, a stovetop, a sink, and a refrigerator. • If the operating subsidy is terminated through no fault of the project owner, the project owner can request a reduction in the number of transitional housing units. This process requires an Administrative Housing Permit and the project owner must submit documentation described in 22.130.260.B.